



Order Filed on June 26, 2018
by Clerk, U.S. Bankruptcy
Court - District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY	
Caption in Compliance with D.N.J. LBR 9004-1(b)	
Brian C. Nicholas, Esq. KML Law Group, PC 216 Haddon Avenue, Suite 406 Westmont, NJ 08108 bnicholas@kmlawgroup.com 609-250-0700 Attorneys for Wilmington Savings Fund Society, FSB, et al.	
In Re:	Alexis Jacobo Flores

Case No: 18-10886 SLM
Hearing Date: 5/23/2018
Chapter 13
Judge: Honorable Stacey L. Meisel

Recommended Local Form:	<input type="checkbox"/> Followed	<input checked="" type="checkbox"/> Modified
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**CONSENT ORDER DENYING MOTION FOR SANCTIONS AND
AGREEING TO REVIEW SALE OF PROPERTY TO THIRD PARTY**

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: June 26, 2018

Honorable Stacey L. Meisel
United States Bankruptcy Judge

WHEREAS on January 16, 2018 this Chapter 13 Bankruptcy Petition was filed by Debtor, Alexis Jacobo Flores; and

WHEREAS on January 17, 2018, debtor filed a motion to reinstate the automatic stay as there were multiple previous dismissed bankruptcies filed before this one; and

WHEREAS on January 22, 2018, the motion to reinstate the automatic stay was withdrawn by debtor; and

WHEREAS on January 16, 2018, real property located at 140 Knapp Ave, Clifton, NJ was sold by the Passaic County Sheriff pursuant to a final judgment of foreclosure and writ of execution entered in F-22559-16; and

WHEREAS on February 21, 2018, debtor file a "Motion for Contempt" against Wilmington Savings Fund Society, FSB, Selene Finance and Marinosci Law Group, P.C. essentially attempting to unwind the foreclosure sale; and

WHEREAS on March 5, 2018, debtor, through separate counsel, filed an Order to Show Cause in the state court foreclosure, seeking to vacate the sheriff sale; and

WHEREAS on April 18, 2018, the Honorable Thomas J. LaConte, P.J.Ch. entered an Order denying the application to vacate the sheriff sale but extending the borrowers ability to redeem the property to May 17, 2018; and

WHEREAS, May 17, 2018 has come and gone and the borrower has not redeemed the property; and

WHEREAS on May 14, 2018 Alexis Flores filed a Complaint in the Federal District Court of New Jersey under docket number 2:18-cv-09224; and

WHEREAS the debtor has provided a contract for the sale of the subject property to a third party for the sum of \$300,000.00 to Jersey Realty Properties, LLC; and

WHEREAS the parties have amicably agreed to resolve all disputes between them;

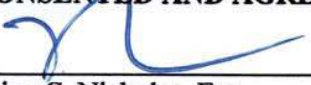
IT IS HEREBY ORDERED that within ten (10) days of this Order, Alexis Jacobo Flores shall file a notice of dismissal, with prejudice of the Federal District Court Complaint under docket number 2:18-cv-9224; and

IT IS FURTHER ORDERED secured creditor agrees to review the contract for the sale or real property located at 140 Knapp Ave, Clifton, NJ to Jersey Realty Properties, LLC in the amount of \$300,000.00; and

IT IS FURTHER ORDERED that if secured creditor deems the contract adequate, it may sell the subject property directly to Jersey Realty Properties, LLC; however, there is no legal obligation for it to agree to the sale; and

IT IS FURTHER ORDERED that the motion for sanctions is hereby denied with prejudice.


CONSENTED AND AGREED TO:



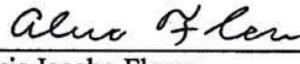
Brian C. Nicholas, Esq.
KML Law Group, P.C.

6/14/18

Attorneys for Wilmington Savings Fund Society, FSB, Selene Finance and Marinosci Law Group, P.C.



David Stevens, Esq.
Scura, Wigfield, Heyer & Stevens, LLP
Attorney for Debtor, Alexis Jacobo Flores



Alexis Jacobo Flores

Certificate of Notice Page 4 of 4
United States Bankruptcy Court
District of New Jersey

In re:
Alexis Jacobo Flores
Debtor

Case No. 18-10886-SLM
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Jun 27, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 29, 2018.

db +Alexis Jacobo Flores, 140 Knapp Ave, 2nd Floor, Clifton, NJ 07011-1942

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 29, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 26, 2018 at the address(es) listed below:

Brian C. Nicholas on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust
bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com

Charles G. Wohlrab on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust
cwohlab@logs.com, njbankruptcynotifications@logs.com

David L. Stevens on behalf of Debtor Alexis Jacobo Flores dstevens@scuramealey.com,
ecfbkfilings@scuramealey.com/dsklar@scuramealey.com/ascolavino@scuramealey.com/tscialla@scuramealey.com

Marie-Ann Greenberg magecf@magtrustee.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5